



## High Elms

Harpenden, AL5 2JU

Spacious and beautifully presented detached four-bedroom family home of circa 2,857 sq ft set on circa 1/3-acre gated plot on this much sought-after private road located in Hatching Green in the popular West Common area. Immaculately presented throughout, including Principal suite with dressing room and en-suite, Playroom/Gym with double-height, vaulted ceiling (with potential to add a mezzanine floor creating an opportunity for a fifth bedroom) and a super open-plan Kitchen/Dining room leading onto a generous garden. Moments from the Rothamsted Estate and within easy reach of Harpenden town centre and station.

**Guide price £2,350,000**

# High Elms

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- Detached four bedroom home
- Gated entrance
- Four bathrooms, Five reception rooms
- Council Tax Band H
- Prime West Common location
- 0.27-acre plot
- Close to Harpenden Town centre & station
- Sought after private road
- Circa 2,857.2 sq ft
- Secluded private position, set back from the road

## Reception Hall

18'7" x 14'0" (5.67 x 4.29)

## Kitchen/Dining Room

25'10" x 17'1" (7.89 x 5.22)

## Utility Room

8'2" x 8'1" (2.51 x 2.47)

## Study

14'0" x 9'11" (4.27 x 3.03)

## Sitting Room

17'1" x 15'7" (5.22 x 4.76)

## TV Room

13'10" x 12'3" (4.24 x 3.74)

## Play Room

17'6" x 13'6" (5.35 x 4.13)

## Cloakroom

## Garage

17'1" x 9'6" (5.21 x 2.92)

## Landing

## Bedroom One

15'7" x 15'3" (4.76 x 4.65)

## Dressing Room

En-suite with bath & shower

## Bedroom Two

14'9" x 10'9" (4.50 x 3.30)

En-suite with shower

## Bedroom Three

16'7" x 10'0" (5.07 x 3.05)

En-suite with shower

## Bedroom Four

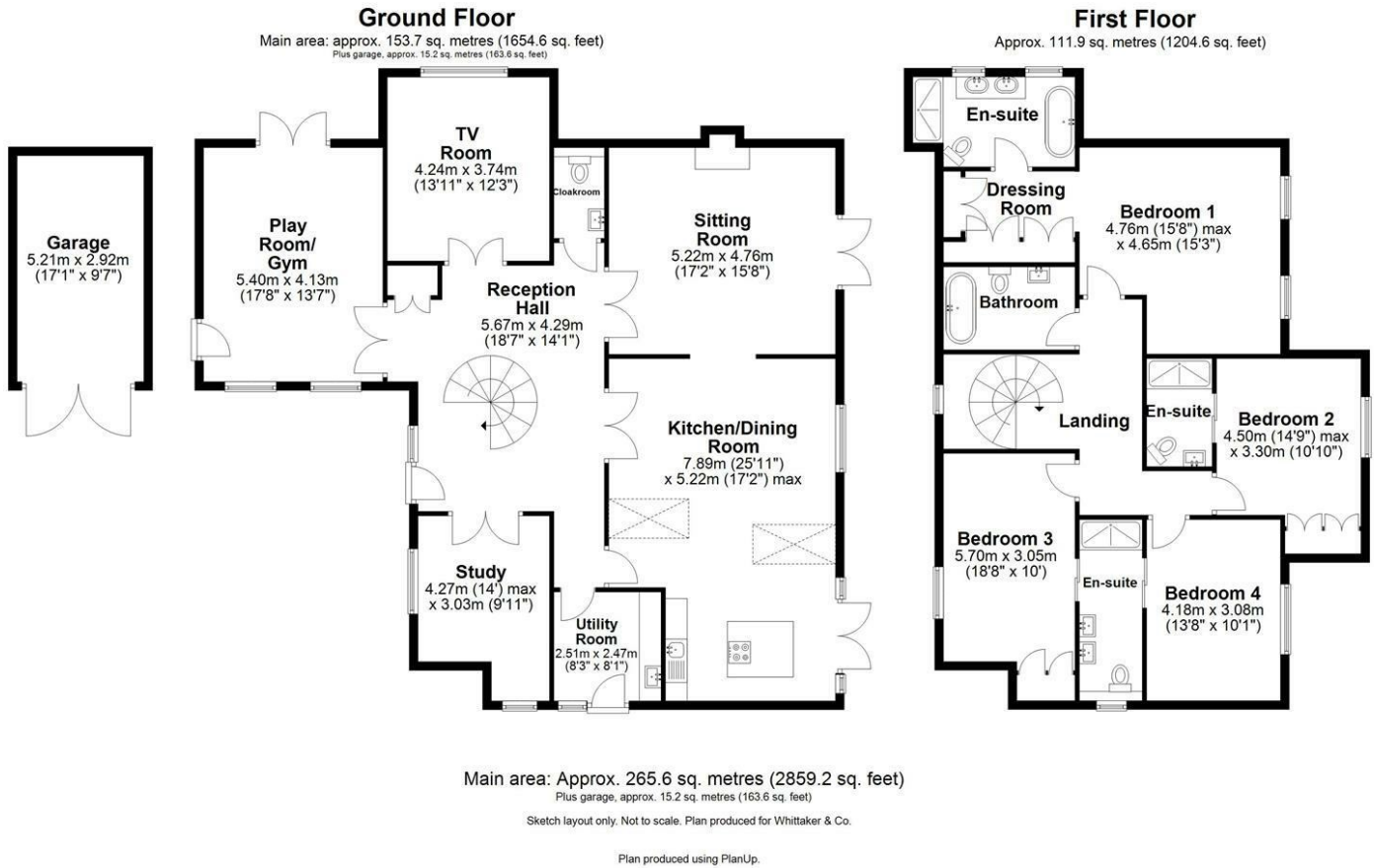
13'8" x 10'1" (4.18 x 3.08)

## Bathroom





# Floor Plan



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